



**HINCHLIFFE
HOLMES**



6 ROOKERY DRIVE



GROUND FLOOR

Porch
Entrance Hall
Lounge
Study
Dining Room
Kitchen
WC
Utility Room

FIRST FLOOR

Landing
Bedroom One
Bedroom Two
Bedroom Three
Bathroom

OUTSIDE

Garage
Parking
Gardens

6 ROOKERY DRIVE

Tattenhall | CH3 9QS

Situated in a popular sought-after quiet location within walking distance to the village centre and its amenities, a beautifully presented and fully modernised detached family home with superb flexible accommodation throughout. South-west facing private landscaped gardens with views across open farmland, driveway providing off road parking and garage.

Tattenhall is a picturesque village situated within some of Cheshire's most glorious countryside with the nearby Peckforton and Bickerton Hills, and

Beeston and Peckforton Castles providing a stunning and dramatic backdrop. The village provides a good range of amenities including general store, post office, butcher, chemist, doctor's surgery, sports centre, public houses, restaurants, and an 'outstanding' OFSTED rated primary school. The nearby A41 allows easy access into the historic city of Chester approximately 9 miles away and also provides a link to the A51, M53, and M56, facilitating travel to a number of commercial destinations within the North-West.



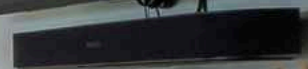


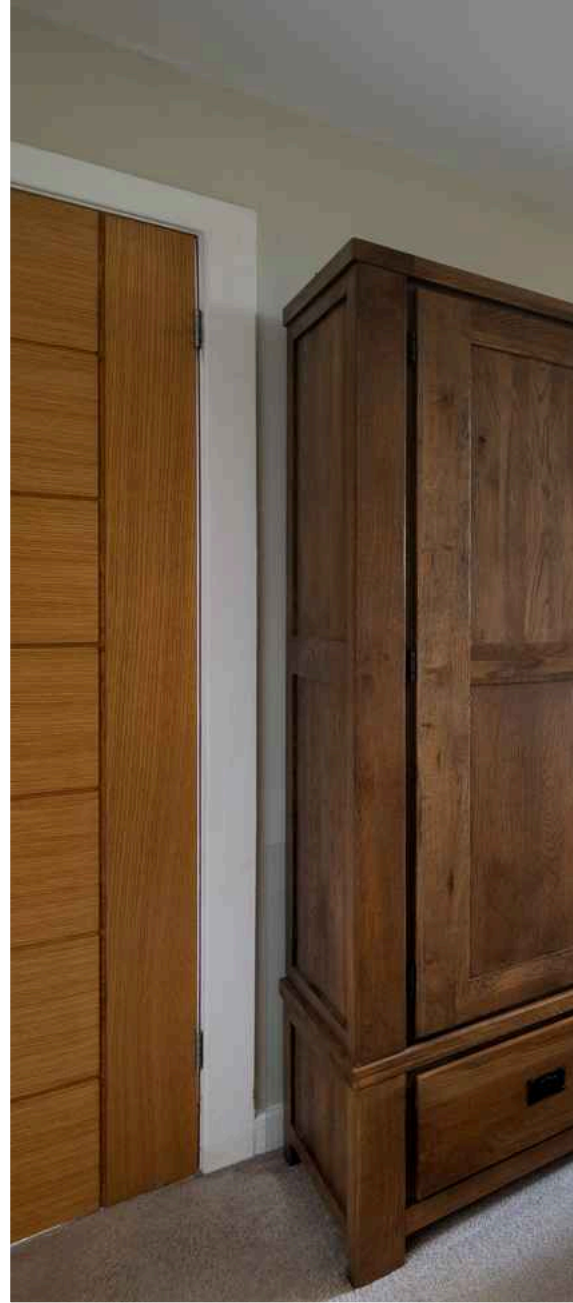


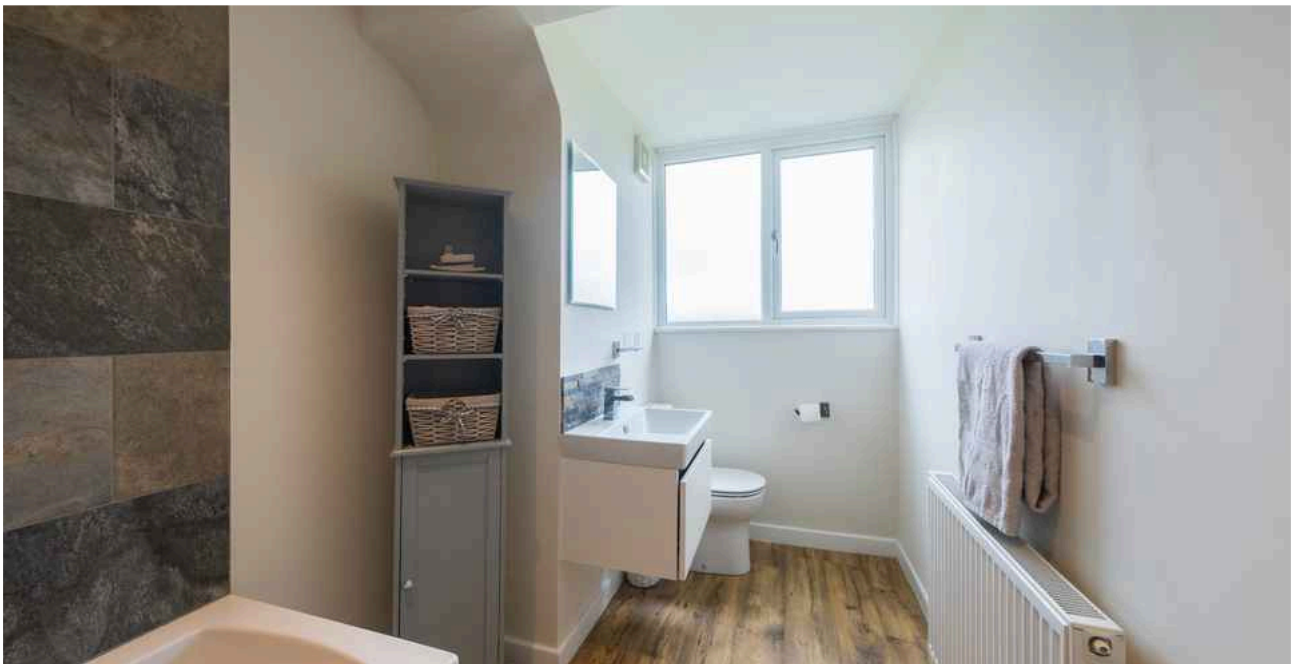








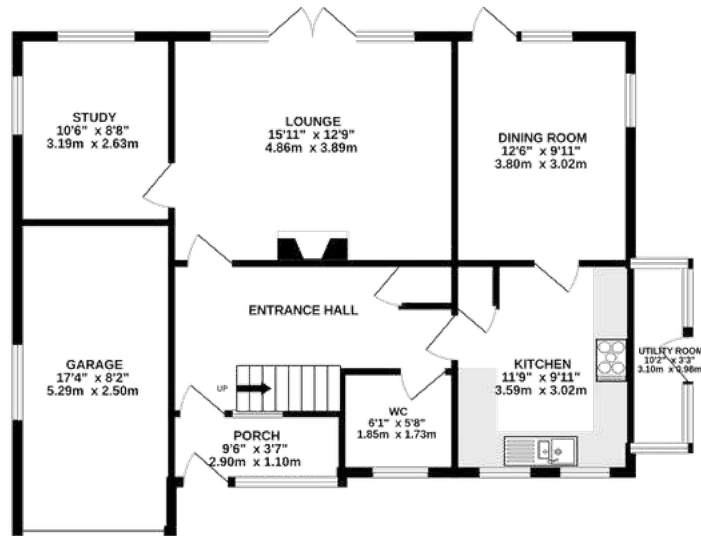




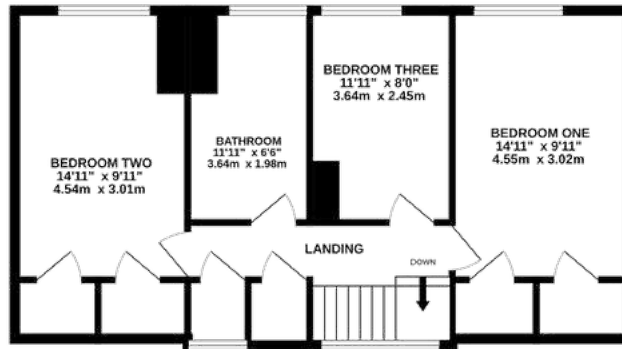




GROUND FLOOR
908 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1533 sq.ft. (142.4 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band E.

POSSESSION


Vacant possession upon completion.

VIEWING


Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.




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SINGLE OFFICE CHESHIRE
Hincliffe Holmes

2021-2022




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MOTOR CARS
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P&A WOOD

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BEST ESTATE AGENT
CHESHIRE
Ben Hincliffe

2022-2023



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2023-2024



The **Negotiator**
Awards 2022

REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST

GOLD



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ESTATE AGENT GUIDE
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AWARDED FOR
MARKETING | SERVICE | RESULTS

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only
Rent Collect
Managed
Complete Managed

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.




Remortgage
Commercial - Buy-to-let
First time Buyer - Next Time Buyer
Fixed Rate - Flexible - Tracker - Discounted

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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